

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total unit. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

DOWN PAYMENT: \$10,000 down payment on the day of auction for individual tracts or combination of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller agrees to furnish Buyer(s) an updated commitment for an Owner's Policy of Title Insurance prior to closing.

DEED: Seller shall provide a Warranty Deed.

CLOSING: Closing shall take place within 30 days after auction day, or as soon thereafter as applicable closing documents and title insurance are completed. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be granted at closing on all tracts.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing. All subsequent real estate taxes and assessments shall be the buyer's responsibility.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the

property by virtue of the offering of the property for sale. **ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company of Fort Wayne, LLC, and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Prominent Northwest Allen Executive Home



REAL ESTATE AUCTION

8.75± Acres

Offered in 2 Tracts



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

7009 N. River Road, Fort Wayne, IN 46815

AUCTION MANAGER:

JERRY EHLE

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CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725

SchraderAuction.com

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OCTOBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
		7	15	16	17	
	6	14	21	22	23	24
4	5	12	13	20	28	30
11	18	19	26	27	29	31

Spectacular
Real Estate Auction

8.75± Acres

Offered in 2 Tracts



ONLINE BIDDING
AVAILABLE

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

Prominent Northwest Allen Executive Home

- Private Wooded Estate Setting with Gated Entrance
 - 5500± Sq. ft. Custom Built Chris Stauffer Home
- 102x50 Finished Pool House with Kitchen, Bath, Living Room
- 60x100 Heated Storage Barn with Water, Air, Auto lift, Kitchen, Bath
- 30x50 Detached Heated and Finished Garage
- Overlooks Cedar Creek with Plenty of Wildlife • 2 Acre Building Site



MONDAY, OCTOBER 26 • 6 PM

18130 Coldwater Road, Huntertown, IN

Located in Perry Township, just north of Chapman Road

Prominent Northwest Allen Executive Home



*Spectacular
Real Estate Auction*

**8.75±
Acres**

**MONDAY, OCTOBER 26
AT 6 PM**

Offered in 2 Tracts

18130 COLDWATER ROAD, HUNTERTOWN, INDIANA

(Located in Perry Township, just north of Chapman Road)

TRACT 1: HOME • BUILDINGS • 6.75 ACRES

HOME: Custom Built by Chris Stauffer Homes in 1973

OVERLOOKING CEDAR CREEK WITH PLENTY OF WILDLIFE

• Stone and Stucco Exterior • Covered Front Porch • Central Vacuum • 3 or 4 Bedrooms, 2 1/2 Baths
• Large Foyer with Lead Glass Windows, Marble Floors, Open Wood Stairway and Double Doors
• Great Room with wall of Wood Shelves, Gas Fireplace that is surrounded by wall of field stone •
Wall of Windows • Hardwood floors • Redwood Ceiling • Double door out to paver brick patio and
walk way • Bar Room with Sink, Frig, Wood ceiling and Wood Floor, Plenty of storage • Formal
Dining Room with Large Bow Window overlooking patio, Wood Floors and Crown Molding •
Kitchen: Grabill Cabinets, Refrigerator, Gas Cooktop, Jenn-Aire, Double Oven, Microwave, Dis-
posal, Dishwasher, Trash Compactor, Wall Pantry plus walk in Pantry, Corian Counter tops. Plus
a center island with Corian, Jenn-Aire grill and connected 4 person table top. Bow Window plus
Built in cabinet • Utility Room Plus 1/2 Bath off of Kitchen and Basement Entrance • Master Bed-
room on the Main Level, Hardwood Floors, Walk in Closet, Private sitting area with Glass French
Doors and Ext. Door, 2 wall of Windows • Master Bath on Main Level is a walk thru Between Bed-
room 2 which has Security System • 2 Car Attached Garage, Plus Workshop and Mechanical Room
and Large Closet which has Hardwood Floors • Upstairs Master Bedroom Suite has Hardwood
Floors, Ceiling Fan, Private sitting area with Glass French Doors, 2 wall of Windows, Stone Wall
• Upstairs Master Bath, Shower with Steam, Jacuzzi Jet Tub with Waterfall, Double Vanity, Heated
Floors, Make up Cabinet with Mirror, Built in Medicine Cabinet, Stool and Bidet • Upstairs Master
Walk in Closet with 4 Mirrored Closets, Built in Safe Hardwood Floors • Fourth Bedroom or Of-
fice/Den, 3 Skylights, Walk in Closet, plus has access to Walk In Attic that is temperature controlled
for Water Pipes • Partial Unfinished Base-
ment with Large Crawl Space



Pool House



POOL HOUSE: Built in 2004

• The building is 102 x 50 • The Niernan Bros. Heated Pool is 38 x 37 with Electric Cover and Diving Board • There is a 6 - 8 Person built in Hot Tub • There is a Full Bath with Shower, Full Kitchen with Flat Top Stove, Refrigerator, Dishwasher, Microwave and 4 per-son Bar • The Dining Area is 15 x 8 and the Sitting area is 34 x 15 • There are 3 Walls of Windows, 2 Ext Doors, 1 Patio Door

Other Features include:

- Indirect Lighting
- Plant Shelf
- Anderson Windows
- Surround Sound
- Cathedral Ceilings
- Washer and Dryer
- 200 Amp Service
- Security System
- Ceiling Fans
- Gas FA / CA

CLIMATE CONTROLLED BARN: Built in 1997

• The 60 x 100 barn was built for Classic Car storage • The interior is 2 x 6 Framed Finished Chip Board and Peg Board • There is Hot & Cold Water with Full Kitchen and Full Bath
Other Features include:

- All Concrete Floor W/Sealer
- Full Length Floor Drain
- 2 Overhead Doors 11 x 14 with openers
- 2 Overhead Doors 10 x 14 with openers
- Ceiling Fans
- 6000 Lb. Lift with pit and drain
- Built in Shelves
- 220 Electric
- Has its own Well and Septic
- Water Softener
- Outdoor 50 Amp Outlets for Motor Home
- Water & Electric on outside of Building
- Dump site for Motor home
- Security System
- Upstairs Full Length Center is 1500 sq. ft. Floored

5 CAR DETACHED GARAGE:

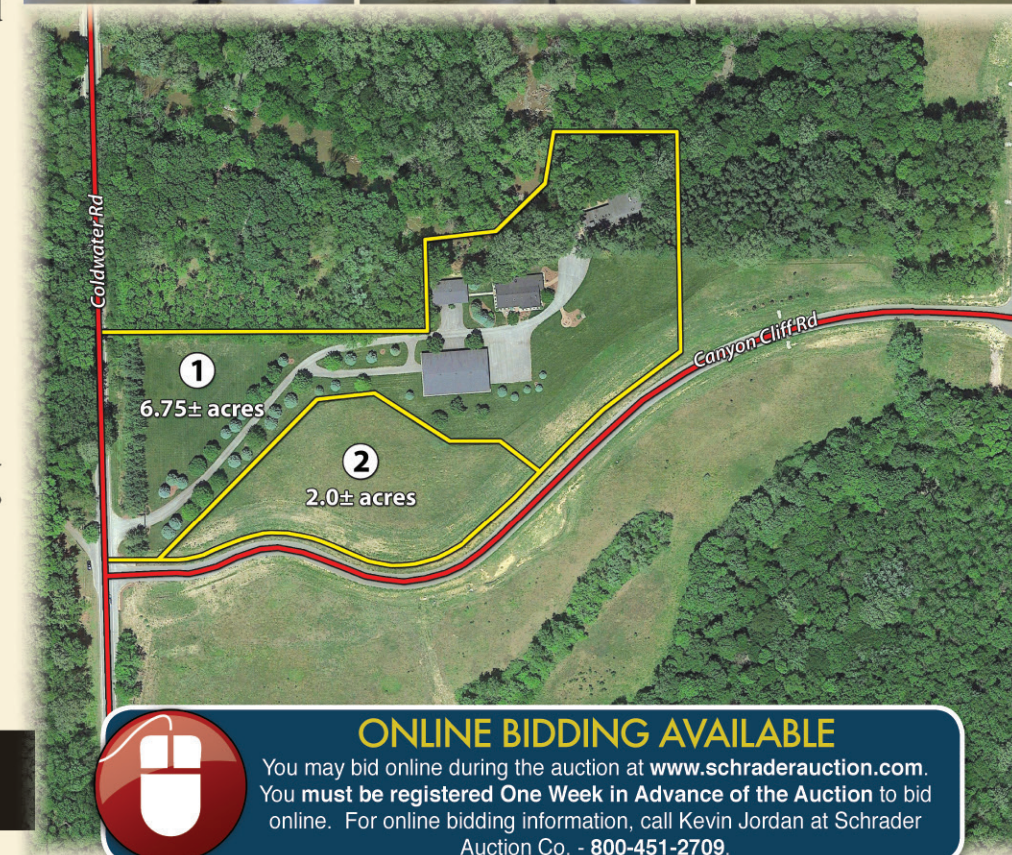
• 30 x 50 • 2-Garage Doors with Openers 9 x 7 • 1-Exterior Door • Gas Forced Air • Cen-
tral Air • Finished with carpet on floor • Walk up Attic with Storage • 200 amp Service •
Roof 2004 • Security System

TRACT 2: 2 ACRE BUILDING SITE

Tract 2 offers a spacious level 2 acre building site off of Canyon Cliff Road.
The site has several feet of frontage along Canyon Cliff Road with a privacy mound
along the road. It backs into Tract 1 and can be purchased in combination with Tract 1.

**OPEN HOUSE: SUNDAY, OCTOBER 4 • 2-4pm
OR CALL OFFICE FOR PRIVATE SHOWING!**

See our Website for More Photos!



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com.
You must be registered One Week in Advance of the Auction to bid
online. For online bidding information, call Kevin Jordan at Schrader
Auction Co. - 800-451-2709.

**SELLERS: Charles and Sharon Bodenhafer
AUCTION MANAGER: Jerry Ehle**

**260-749-0445 • 866-340-0445
www.schraderfortwayne.com**

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne



Home



Climate Controlled Barn



5 Car Detached Garage